

CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # 0804-11815

ISSUED 8/10/04

SUBJECT TO APPROVAL BY:

- Lake Co. Civil Engineering
- Lake Co. Eng. Dept.
- Lake Co. Planning Comm.
- Lake Co. Building Dept.
- Lake Co. Soil & Water Cons. Dist.

BENCHMARK
SAN M.H.
RIM 1067.80
INV 1065.70

EXISTING HOUSE
F.F. 1071.70

ROOF DRAINS
SHALL DISCHARGE
TO SPLASH BLOCKS.

EX. YARD DRAIN
RIM 1066.00

S/L 4
22,550 SQ. FT
0.5177 ACRES

FIN. 1ST FLOOR
1068.33
12 CRS. BSMT.
1059.66
TOP OF FTG.
1059.33

GARAGE
1067.33

EXISTING HOUSE
F.F. 1068.1

HUMPHREY HILL DRIVE (90' WIDE RW)

236LF OF 12" STR @1.99%

WATER MAIN

N 0°12'07" E
594.82'

335.11'

15' WIDE
ASPHALT
ROAD W/
1.5 CUT

343LF OF 8" SAN @2.08%

R/W

12' UTILITY EASEMENT

50' SETBACK LINE

TEMP. STONE
CONSTRUCTION
DRIVE

SILT
FENCE

YARD
DRAIN

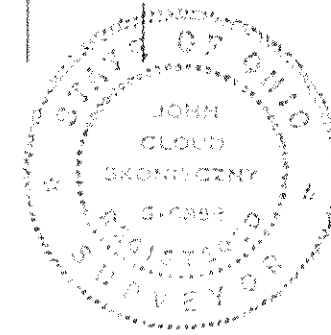
Stormwater Management Plan
Approved as shown and/or noted
JAMES R. GILLS, P.E.
County Drainage Engineer
By L.S. Date 8/19/04

STR M.H.
RIM 1064.14
INV 1068.66

I CERTIFY THAT THIS PLAN
WAS PREPARED BY ME AND
IS CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF

John Skonieczny
REG. SURVEYOR #6356

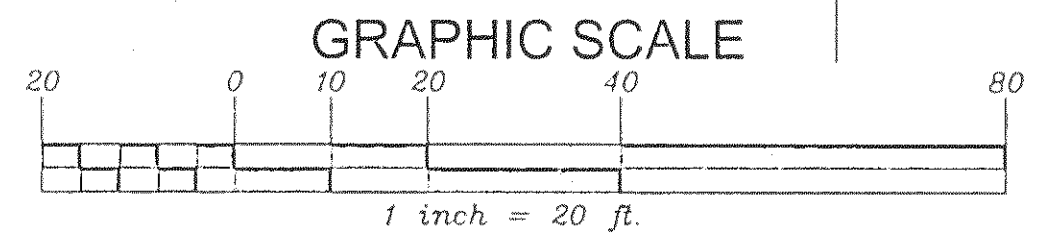
JOHN C. SKONIECZNY
7739 VIEWMOUNT DR.
PAINESVILLE, OHIO 44077
PH. 352-7742



NOTE 1
EXCAVATING CONTRACTOR TO FIELD VERIFY
SERVICE CONNECTION LOCATION AND ELEVATIONS
PRIOR TO BASEMENT EXCAVATION.

- NOTE 2
- ① 6" P.V.C. STR SEWER @1.00% MIN
 - ② 6" P.V.C. SAN SEWER @1.00% MIN.
 - ③ 1" WATER CONN. TYPE "K" COPPER

--- EXISTING GRADES
--- PROPOSED GRADES
~ SWALE
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



**SITE PLAN FOR:
CASTLEGATE HOMES**

SCALE: 1" = 20'	APPROVED:	DRAWN BY: SWC
DATE: AUG. 04		REVISED:
BEING SUBLLOT 4 IN THE MOUNTAINSIDE FARMS SUBDIVISION PHASE I AS RECORDED IN VOL 43 PG 29-1 IN THE LAKE COUNTY RECORD OF PLATS TOWNSHIP OF CONCORD - COUNTY OF LAKE - STATE OF OHIO		
JOB# 04-4023		DRAWING NUMBER 04-2501

Erosion and Sediment Control Schedule

Ingress-Egress

A stone access drive complete with under lying geo-textile fabric (20 feet wide and 50 feet long) for ingress and egress at the site shall be installed. This drive shall be the only entrance and exit to the site.

Silt Fence

All silt fence shall be installed prior to any earthwork activities at the site in the locations shown on the site plan as well as along the front of any lot that slopes towards the street.

Temporary Seeding

Disturbed areas of the site that are to remain idle for more than thirty (30) days shall be properly seeded and straw mulched within seven (7) days of completion of initial grading. Temporary seeding and mulching of a thirty (30) foot strip of the entire front of the lot shall be maintained on the site once initial grading is complete.

Stabilization of critical areas within fifty (50) feet or any stream or wetland shall be complete within two (2) days of the disturbance if the site is to remain inactive for longer than fourteen (14) days.

Mulching

Straw-mulch shall be applied at a rate of 1 bale per every ten (10) feet of curb, at a width of thirty (30) feet of the entire length of the lot. Weed chips may also be used but must be spread at a minimum depth of four inches over the thirty-foot width and must be accompanied by a properly installed silt fence.

Maintenance

Erosion and sediment controls shall be inspected every seven (7) days of within 24 hours of a 0.5" or greater rainfall event. Necessary repairs shall be made at this time.

Note:

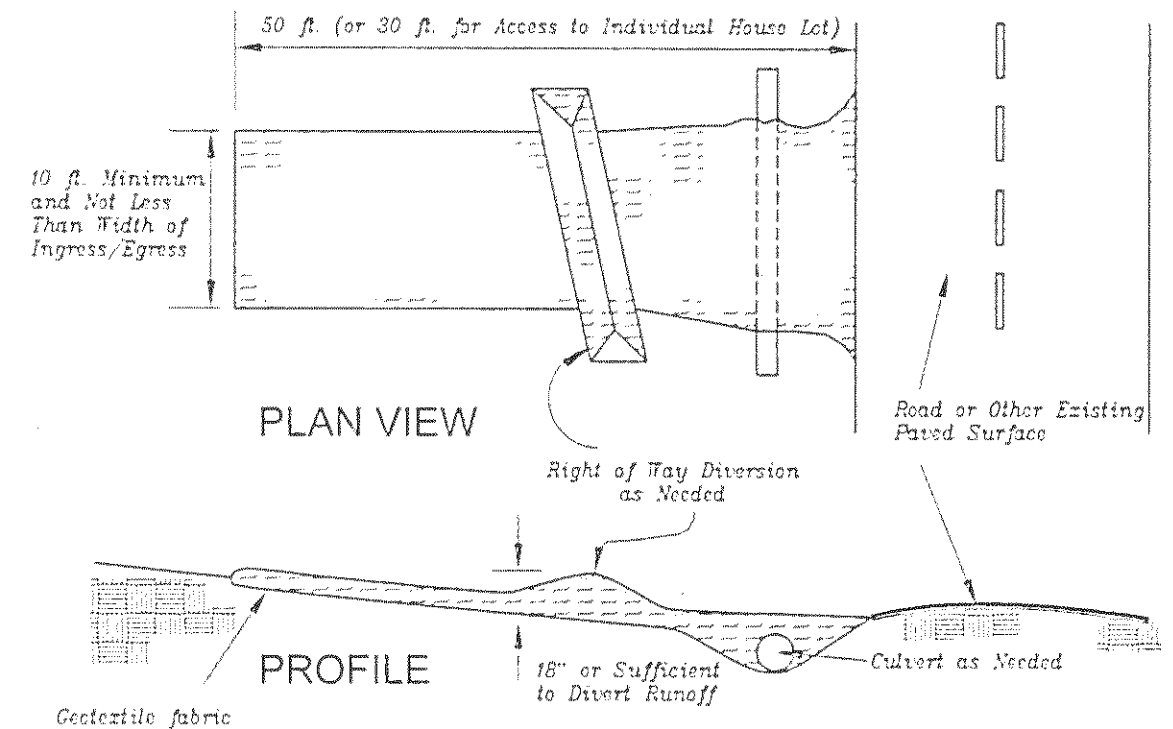
All erosion and sediment control specifications, application, and timetables are based of the descriptions and standards of The Ohio Department of Natural Resources "Rainwater and Land Development Manual" and can be found in the Lake County Erosion and Sediment Control Rules as adopted December 21, 1999.

The specified erosion and sediment control standards are general guidelines and shall not limit the right of the county to impose, at any time, additional, more stringent requirements. Nor shall the standards limit the right of the county to.

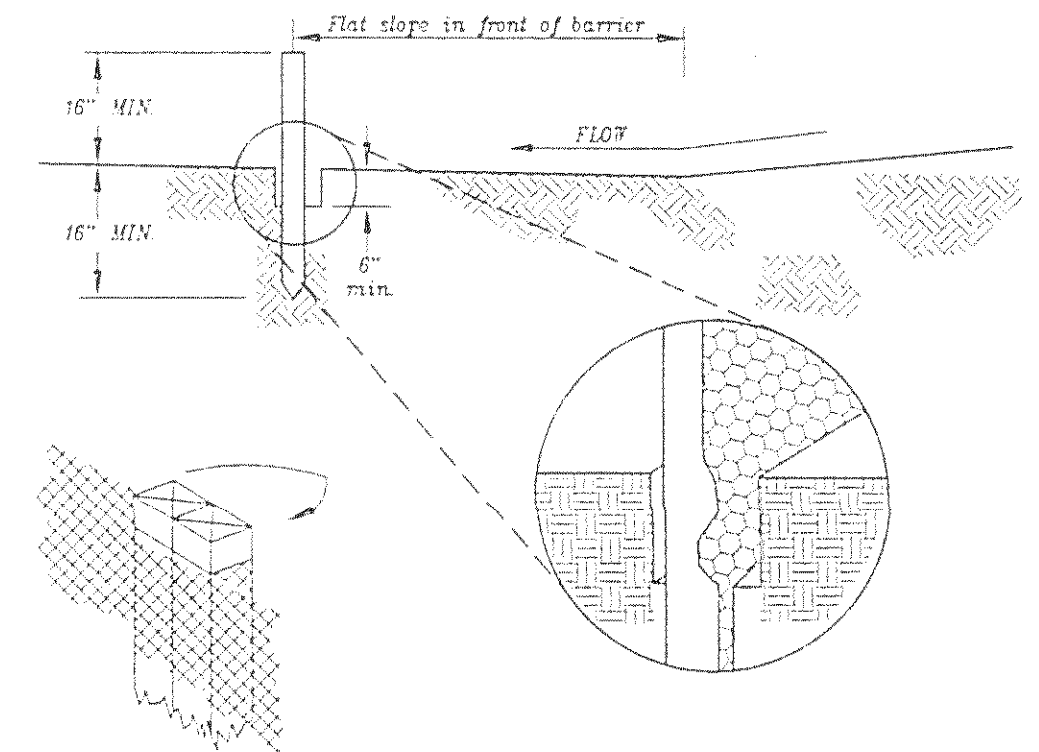
Temporary Seeding Specifications

Seeding Dates	Species	Lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
March 1 to August 15	Rye	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Perennial Ryegrass	1	40 lb.
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding Use mulch only, seeding practices or dormant seeding.			
Note: Other approved seed species may be substituted			

Construction Entrance Detail



Silt Fence Detail



EROTION AND SEDIMENT CONTROL		
SCALE	APPROVED:	DRAWN BY: SWC
DATE:		REVISED
		DRAWING NUMBER